

151.0

0002

0028.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,231,300 / 1,231,300
USE VALUE: 1,231,300 / 1,231,300
ASSESSED: 1,231,300 / 1,231,300
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERABIAN DAVID A ETAL/ TRUSTEES
Owner 2:	DAVID A SERABIAN REVOCABLE TR
Owner 3:	TRACY L WALLACE REVOCABLE TR

Street 1: 96 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SERABIAN DAVID A & -

Owner 2: SERABIAN TRACY L WALLACE -

Street 1: 96 OAKLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3801 Square Feet, with 1 Unit, 0 Bath, 3 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10139		Sq. Ft.	Site		0	70.	0.71	8									506,918						506,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	10139.000	724,400		506,900	1,231,300	
Total Card	0.233	724,400		506,900	1,231,300	Entered Lot Size
Total Parcel	0.233	724,400		506,900	1,231,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	323.94	/Parcel: 323.94	Land Unit Type:

Total Card / Total Parcel
1,231,300 / 1,231,300

User Acct	100152
GIS Ref	
GIS Ref	
Insp Date	
05/31/18	

!11854!

USER DEFINED

Prior Id # 1:	100152
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	13:14:36
LAST REV	
Date	Time
07/26/21	16:18:24
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	724,400	0	10,139.	506,900	1,231,300		Year end	12/23/2021
2021	101	FV	701,400	0	10,139.	506,900	1,208,300		Year End Roll	12/10/2020
2020	101	FV	701,400	0	10,139.	506,900	1,208,300		Year End Roll	12/18/2019
2019	101	FV	551,400	0	10,139.	506,900	1,058,300		Year End Roll	1/3/2019
2018	101	FV	490,800	0	10,139.	449,000	939,800	939,800	Year End Roll	12/20/2017
2017	101	FV	216,900	0	10,139.	376,600	593,500	593,500	Year End Roll	1/3/2017
2016	101	FV	216,900	0	10,139.	376,600	593,500	593,500	Year End	1/4/2016
2015	101	FV	180,400	0	10,139.	325,900	506,300	506,300	Year End Roll	12/11/2014

Parcel ID 151.0-0002-0028.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SERABIAN DAVID	78236-259	1	7/13/2021	Convenience	99	No	No		
KEATING MARGARE	67427-529		6/15/2016	Change>Sale	540,000	No	No		
KEATING MARGARE	63216-552		1/27/2014	Convenience	10	No	No		
KEATING JAMES F	58198-38		12/29/2011	Convenience	1	No	No		
	8910-452		1/1/1901	Family		No	No	N	

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Meas/Inspect	BS	Barbara S
1/31/2018	Mail Update	EMK	Ellen K
6/27/2017	Permit Visit	DGM	D Mann
6/14/2017	Measured	DGM	D Mann
6/14/2017	Permit Visit	DGM	D Mann
3/20/2017	SQ Returned	MM	Mary M
3/2/2017	Permit Visit	DGM	D Mann
10/29/2008	Meas/Inspect	163	PATRIOT
11/22/1999	Meas/Inspect	263	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH					
Type: 6 - Colonial				Full Bath:	Rating:																
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 3	Rating: Average																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																
Color: GRAY				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: B- - Good (-)				CONDOS INFORMATION																	
Year Blt: 2017	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G19		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN					
Avg Ht/FL: STD	AV - Average	1.2 %		Phys Cond:				No Unit	RMS	BRS	FL										
Prim Int Wal 1 - Drywall				Functional:				1	8	4											
Sec Int Wall:		%		Economic:																	
Partition: T - Typical				Special:																	
Prim Floors: 3 - Hardwood				Override:																	
Sec Floors:		%		Total:	1.2 %			Totals													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				1	8	4											
Subfloor:				Basic \$ / SQ:	130.00			COMPARABLE SALES													
Bsmnt Gar: 1				Size Adj.: 0.92624307				Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3 - Typical				Const Adj.: 0.99989998																	
Insulation: 2 - Typical				Adj \$ / SQ: 120.400																	
Int vs Ext: S				Other Features: 92332																	
Heat Fuel: 2 - Gas				Grade Factor: 1.21																	
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 733158																	
% Com Wal		% Sprinkled		Depreciation: 8798																	
				Depreciated Total: 724360																	
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:		Model:																			
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:											
PARCEL ID 151.0-0002-0028.0																IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
																					
More: N				Total Yard Items:				Total Special Features:								Total:					